



PLANNING COMMISSION AGENDA

ROJELIO VASQUEZ, Chair

Commission Members
HAL KISSLER, Vice Chair
LORI CHERRY
NAT DIBUDUO
JAIME HOLT
SEROP TOROSSIAN
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
JOHN W. FOX

The Planning Commission welcomes you to this meeting.

June 28, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes – Meeting Minutes of May 3, May 17, and May 31, 2006

B. Communications

- 1. Notice of approval by the Planning and Development Department Director in accordance with Section 12-1005.2 of the Fresno Municipal Code, of a Revised Vesting Tentative Map of Tract No. 5464, a 170-lot single family residential planned development subdivision.

C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-05-95, and environmental findings, filed by Self-Help Enterprises, pertaining to 4.92 acres of property located at the northwest corner of East Jensen and South Willow Avenues.
 - 1. Environmental Assessment No. R-05-95, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 1. Rezone Application No. R-05-95 proposes to rezone the subject property from the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Meenakshi Singh
 - Staff Recommendation: **Refer Application back to staff for rescheduling and renoting**
 - Will be considered by the City Council

VIII. NEW MATTERS

- A. Consideration of Rezone Application No. R-06-09, Vesting Tentative Tract No. 5637/UGM, Conditional Use Permit Application No. C-06-27, and environmental findings, filed by Lars Andersen & Associates, Inc., on behalf of Lantana Investments, LLC, pertaining to approximately 18.80 acres of property located on the northwest corner of East Florence and South Chestnut Avenues.
1. Environmental Assessment No. R-06-09/T-5637/C-06-27, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-06-09 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5637/UGM proposes to subdivide the subject property into a 147-lot single family residential planned development subdivision.
 4. Conditional Use Permit Application No. C-06-27 proposes a planned development with reduced lot sizes, setbacks, increased lot coverage, pedestrian trails, a pocket park, and gated private streets.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve the Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by the City Council (Rezone Application only)
- B. Consideration of Rezone Application No. R-06-15, and environmental findings, filed by R. W. Greenwood Associates, Inc., on behalf of Bob Azzaro, pertaining to approximately 2.23 acres of property located on the south side of East Tulare Street between South Helm and South Willow Avenues.
1. Environmental Assessment No. R-06-15/TPM-2005-43, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-06-15 proposes to rezone the subject property from the R-1 (*Single Family Residential, Fresno County*) zone district to the R-1 (*Single Family Residential*) zone district.
 - Roosevelt Community Plan
 - Council District 5(Councilmember Dages)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS Continued

C. Consideration of Vesting Tentative Tract Map No. 5549, Conditional Use Permit Application No. C-05-250, and environmental findings, filed by Dirk Poeschel Land Development Services, Inc., on behalf of the Housing Assistance Corporation, pertaining to approximately 8.11 acres of property located on the southeast corner of West California and South West Avenues.

1. Environmental Assessment No. T-5549/C-05-250, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Vesting Tentative Tract Map No. 5549 proposes to subdivide the subject property into a 53-lot single family residential planned development subdivision.
3. Conditional Use Permit Application No. C-05-250 proposes a planned development with reduced setbacks, reduced lot sizes, private vehicular access, and increased lot coverage.
 - Fruit/Church Redevelopment Plan
 - Fresno-Chandler Downtown Airport Master and Environs Specific Plan
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Approve
 - May be considered by the City Council

D. CONTINUE TO JULY 12, 2006

Consideration of Rezone Application No. R-06-17, Vesting Tentative Tract Map No. 5663/UGM, Conditional Use Permit Application No. C-06-61, and environmental findings, filed by Provost & Prichard Engineering Group on behalf of Dunmore Communities, pertaining to approximately 76.89 acres of property located on the northeast corner of West North and South Walnut Avenues.

1. Environmental Assessment No. R-06-17/T-5663/C-06-61, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
2. Rezone Application No. R-06-17 proposes to rezone the subject property from the R-A/UGM (*Single Family Residential Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
3. Vesting Tentative Tract Map No. 5663/UGM proposes to subdivide the subject property into a 361-lot single family residential planned development subdivision.
4. Conditional Use Permit Application No. C-06-61 proposes a planned development with reduced setbacks, reduced lot widths, lot depth, and lot area.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Kevin Fabino
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve the Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by the City Council (Rezone Application only)

VIII. NEW MATTERS Continued

- E. Consideration of an appeal of the action of the Planning and Development Director approving Site Plan Review Application No. S-05-173, and environmental findings, filed by Lee Horwitz, pertaining to approximately 2.21 acres of property located on the west side of North Blythe Avenue between West Shaw and West Santa Ana Avenues.
1. Environmental Assessment No. S-05-173, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act.
 2. Site Plan Review Application No. S-05-173 proposes to construct a 4,000 square-foot warehouse and requests authorization to retain four International Standards Organization (ISO) cargo storage containers to store materials such as carpet and ceramic and vinyl tile.
 - Bullard Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Dawn Marple
 - Staff Recommendation: Deny the Appeal; Uphold Director's Action of Approval
 - May be considered by the City Council
- F. Consideration of Conditional Use Permit Application No. C-05-298, and environmental findings, filed by Copper River Ranch, LLC, pertaining to approximately 1.99 acres of property located on the northeast corner of the intersection of East Copper Avenue and North Friant Road.
1. Environmental Assessment No. C-05-298, determination that the proposed project was assessed in Environmental Impact Report (EIR) No. 10126 and will not result in any significant environmental impacts not previously assessed in Environmental Impact Report (EIR) No. 10126 and that no new environmental document is necessary under Public Resources Code Section 21165.
 2. Conditional Use Permit Application No. C-05-298 proposes the development of 12,532 square feet of shell retail building space and an automobile service station on property zoned C-1/EA/UGM/cz (*Neighborhood Shopping Center/Expressway Area Overlay/Urban Growth Management/conditions of zoning*).
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Will Tackett
 - Staff Recommendation: Approve
 - May be considered by the City Council

VIII. NEW MATTERS Continued

- G. Consideration of Vesting Tentative Tract Map No. 5629/UGM, Conditional Use Permit Application No. C-06-22, and environmental findings, filed by Provost & Prichard Engineering Group, on behalf of Hansen, PSC, pertaining to approximately 19.33 acres of property located on the south side of West Church Avenue between South Fruit and South Thorne Avenues (201 West Church Avenue).
1. Environmental Assessment No. T-5629/C-06-22, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Vesting Tentative Tract Map No. 5629 proposes to subdivide the subject property into a 107-lot single family residential planned development subdivision.
 3. Conditional Use Permit Application No. C-06-22 proposes a planned development with reduced setbacks, reduced lot widths, lot depth, and lot area.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Kevin Fabino
 - Staff Recommendation: Approve
 - May be considered by the City Council
- H. Consideration of Rezone Application No. R-06-22, Vesting Tentative Tract Map No. 5589/UGM, Conditional Use Permit Application No. C-06-36, and environmental findings, filed by Spencer Enterprises, pertaining to approximately 10.5 acres of property located on the southwest corner of West Browning and North Salinas Avenues.
1. Environmental Assessment No. R-06-22/T-5589/C-06-36, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-06-22 proposes to rezone the subject property from the R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5589/UGM proposes to subdivide the subject property into an 85-lot single family residential planned development subdivision.
 4. Conditional Use Permit Application No. C-06-36 proposes a planned development with reduced setbacks and reduced lot sizes and widths.
 - Bullard Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve the Vesting Tentative Tract Map and Conditional Use Permit Application
 - Will be considered by the City Council (Rezone Application only)

VIII. NEW MATTERS *Continued*

- I. Consideration of Tentative Tract Map No. 5646/UGM, and environmental findings, filed by Robert Croeni, on behalf of Dewayne Smith, pertaining to approximately 4.69 acres of property located on the northeast corner of North Chestnut and East Alluvial Avenues.
 1. Environmental Assessment No. T-5646, determination of Initial Study to file a Categorical Exemption from the requirements of the California Environmental Quality Act.
 2. Tentative Tract Map No. 5646/UGM proposes to subdivide the subject property into a one common lot condominium airspace subdivision consisting of a 32-unit senior living apartment complex previously approved pursuant to Conditional Use Permit No. C-03-262.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Meenakshi Singh
 - Staff Recommendation: Approve
 - May be considered by the City Council

IX. REPORT FROM SECRETARY

REMINDER: Planning Commission meeting of July 19, 2006, will begin at 9:00 a.m. to tour citywide development activity.

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT